

Minutes
Capitol-Medical Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, CR – Innovate /Create
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
May 20, 2022, 8:15 a.m.
UNOFFICIAL

MEMBERS PRESENT:

Anderson Dark	Paul Manzelli
Tiana Douglas	Janis Powers
Hillary Farrell	Janet Morrow
Jeremiah Jordan	

MEMBERS ABSENT:

Ken Phillips	Kirkland Hall
Brian Downs	

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner
Beverly Hicks, OMES Planning/Administrative Coordinator
Tim Moone, UHAT

A. Roll Call:

Chairwoman Janet Morrow called the meeting to order at 8:17 a.m. A roll call was taken, and a quorum was established. Ms. Morrow was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**1. Approval, disapproval, and/or amendment of the minutes of the April 22, 2022 meeting:**

Janis Powers moved to approve the meeting minutes of April as submitted. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes;
Ms. Morrow, yes.

C. Land Use and Development Applications:**1. Discussion and possible action regarding D-21-22-7, request by the University Hospitals Authority and Trust for a building permit for demolition of the former DHS Data Center building located at 1110 NE 12th Street in Oklahoma City.**

The applicant Tim Moone was present at the meeting and provided a site demolition plan. The submitted plan conforms to the applicable requirements of the Commission's zoning rules.

The Citizens' Advisory Committee met on May 12, 2022, and unanimously recommended approval of this request.

Staff recommended approval for D-21-22-7, demolition of the building, associated driveways, and paved parking areas, with the finding that the proposed work complies with applicable zoning rules.

Tiana Douglas moved to approve D-21-22-7. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Mr. Dark, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes;
Ms. Powers, yes; Ms. Morrow, yes.

Anderson Dark entered the meeting at 8:20 a.m.

2. Discussion and possible action regarding BP-21-22-45, request by the University Hospitals Authority and Trust for a building permit for construction of an off-street parking lot and relocation of a secondary directional sign at 1110 NE 12th Street in Oklahoma City.

In addition to the applicant's prior request, Mr. Moone provided a site plan showing the proposed improvements, a grading plan, a landscape plan, and a photometric lighting plan. All submitted plans conform to the applicable requirements of the Commission's zoning rules.

The total number of parking spaces after work is complete is as follows: 163 spaces (84 on the lower level; 79 on the upper level). A new, two-way drive aisle will connect the upper and lower parking lots.

The two existing driveways on Stonewall Avenue will be removed and replaced with one driveway where the existing wayfinding sign is located. The wayfinding sign will be moved to the north side of the new driveway.

The Citizens' Advisory Committee met on May 12, 2022, and unanimously recommended approval of this request.

Staff recommended approval of BP-21-22-45, construction of an off-street parking lot, and for relocation of a secondary directional sign, with the finding that the proposed work complies with applicable zoning rules and with the condition that the site shall be developed according to the approved plans.

Tiana Douglas moved to approve BP-21-22-45. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes;
Ms. Powers, yes; Ms. Morrow, yes.

D. Miscellaneous: None.

E. Reports and possible discussion from Commissioners or Director:

1. Report on the approved agreement with the City of Oklahoma City to provide zoning code enforcement on behalf of the Capitol-Medical Center Improvement and Zoning Commission for Fiscal Year (FY 23), July 1, 2022, through June 30, 2023, cost \$12,000.

Mr. Jones reported on the recently approved FY 2023 code enforcement agreement. The Commission met in April and approved the annual contract agreement to move forward to the Oklahoma City Council for final approval. The City Council met in May and approved the contract to continue another fiscal year. The contract was filed with the Oklahoma County Clerk's Office.

Report only. No action taken.

2. Report on the approved House Bill 2996, a legislative bill impacting the sunset date for the Capitol-Medical Center Improvement and Zoning Commission.

Mr. Jones reported that the bill made its way through the House and Senate and was approved and signed by the Governor on April 28, 2022.

This bill will:

1. Extend the Zoning Commission through July 1, 2025.
2. Permit the Long-Range Capital Planning Commission Chair to appoint a designee to serve on the Capitol-Medical Center Improvement and Zoning Commission on their behalf.
3. Eliminate the requirement for the Governor to make an appointment to the CMCIZC upon recommendation of the Citizens' Advisory Committee.

Report only. No action taken.

3. Report on applications reviewed in FY 2021-2022.

Mr. Jones provided a report listing all applications reviewed in the last fiscal year.

The list included certificates of appropriateness, building permits, demolition permits, conditional use permits, and variances. There were no zoning amendments in the last year.

Report only. No action taken.

4. Ad-Hoc Committee Update.

Mr. Jones reported that the recently formed Ad-Hoc Committee had its first meeting on May 17, 2022, to discuss the status of the proposed master land use plan. After discussion, the members decided to continue reviewing the proposed plan before presenting any recommendations to the Commission.

Report only. No action taken.

F. Adjournment:

There being no further business, Tiana Douglas motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 8:33 a.m.